

BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518)237-8643

FOR OFFICE USE ONLY

UNIQUE SITE NO. _____
QUAD. _____
SERIES _____
NEG. NO. _____

YOUR NAME: Kathy Howe DATE: Sept. 1994

YOUR ADDRESS: 133 South Fitzhugh Street TELEPHONE: (716)546-7029
Rochester, NY 14608

ORGANIZATION (if any): The Landmark Society of Western New York, Inc.

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IDENTIFICATION

1. BUILDING NAME(S): _____
2. COUNTY: Monroe TOWN: Greece
3. STREET LOCATION: 223 Elmgrove Road
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: George R. Jr. & Janet R. Tobin ADDRESS: (same) Rochester, NY 14626
6. USE: Original: residence/farm Present: residence
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
Interior accessible: Explain private residence

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☒ (fdn.) c. brick ☐ d. board and batten ☐
e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: Vinyl siding.
Asphalt roof shingles.
9. STRUCTURAL SYSTEM: (if known) a. wood frame with interlocking joints ☐
b. wood frame with light members ☒
c. masonry load bearing walls ☐
d. metal (explain) _____
e. other _____
10. CONDITION: a. excellent ☐ b. good ☒ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? _____
c. list major alterations and dates (if known): _____

(see continuation sheet)

12. PHOTO:

13. MAP:

"This is somewhat similar to #159 Elmgrove. It has, however, a more consistent vertical quality to it and a little more consistent character. As a complex with barns, it is more significant, so I'd give this a 'red minus' as a complex." P.Malo.

COLOR CODE

Red minus



14. THREATS TO BUILDING:

- a. none known ☒ b. zoning ☐ c. roads ☐
d. developers ☐ e. deterioration ☐
f. other: _____

15. RELATED OUTBUILDINGS AND PROPERTY:

- a. barn ☒ b. carriage house ☐ c. garage ☐
d. privy ☐ e. shed ☒ (shed/corn crib) f. greenhouse ☐
g. shop ☐ h. gardens ☐
i. landscape features: _____
j. other: Clay tile silo attached to barn. Well pump.

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):

- a. open land ☒ b. woodland ☒
c. scattered buildings ☒
d. densely built-up ☒ (neighborhood) e. commercial ☐
f. industrial ☐ g. residential ☒
h. other: Greece Park to the west.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

(Indicate if building or structure is in an historic district)

(see continuation sheet)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

(see continuation sheet)

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c. 1883 (per owner)

ARCHITECT: not determined

BUILDER: not determined

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

(see continuation sheet)

21. SOURCES:

(see continuation sheet)

22. THEME: Agricultural: Farmhouse and outbuildings.

11c.

Vinyl siding added.

Casement window added at south elevation.

Modern jalousie windows added at all three sides of the one-story, rear wing.

Overhead garage door added at east elevation of barn.

17. This vernacular Queen Anne farmhouse is located on a 4.0 acre lot on the west side of Elmgrove Road in the southwest quadrant of the town. It is situated on a knoll and maintains a deep setback from the road. A contributing early-twentieth-century, gambrel-roofed barn with a clay tile silo, and a contributing well pump are north of the house. A contributing late-nineteenth-century, gable-roofed shed is west of the house. A farm lane extends behind this shed to the west. The property has many mature deciduous trees on the north, south, and west sides. Greece Park, owned by the county, borders this property to the west. The surrounding neighborhood includes a few scattered historic farmhouses and many post World War II ranch and split level houses.

18. Two and one-half story, cross-gabled, vernacular Queen Anne farmhouse. This vinyl-sided frame house is constructed atop a stone foundation. Fenestration is regular and repetitive with one-over-one, double-hung wood windows. Each of the cross-gabled sections is two bays wide.

A one-story, shed-roofed porch is located in the front, northeast corner of the house. This porch retains its original spindled balustrade and spindled frieze along with chamfered posts and curved wooden spandrels. The wood double doors at this porch are original with recessed paneling in the lower part and glazing above with a top and bottom border of blue- and red-colored panes of glass and a large clear pane of glass in the center.

Of special note on the north elevation is the cutaway bay in the northeast corner with curved brackets. Located west of the cross-gabled section on the north elevation is a one-story, shed-roofed porch. Two entrances open out onto this porch from

18. continued

the north and west elevations. These entrances retain the original wood paneled doors with glazing in the upper half.

A one-story, gable-roofed frame wing projects from the rear of the house. This wing appears to be original and is clad in vinyl siding and sits atop a stone foundation.

The contributing, early-twentieth-century, gambrel-roofed, frame bank barn is constructed on a foundation of rock-faced concrete block. The barn is clad in vertical, tongue-and-groove wood siding. The roof of the barn is clad in interlocking asphalt roofing. A square cupola with louvered openings and a pyramidal roof rises above the center of the barn roof. The east elevation has a ramp with concrete side walls. This leads to sliding track doors near the center and in the south end. An overhead garage door has been installed at the center of this elevation. The two bays at the north end of this elevation have double-hung wood sash. A small gable-roofed, frame wing connects the barn to the concrete tile silo. The west elevation of the barn has the original sliding track doors on both the upper and lower levels. This elevation has two, six-over-six, double-hung wood windows in the north end.

The contributing frame shed is gable-roofed with vertical tongue-and-groove wood siding and a stone foundation. The east end has a pair of hinged doors originally for wagon access. Above the entrance is a hinged loft door and a three-light window. The upper part of the north elevation has widely spaced boards indicating that this part of the shed may have once been used as a corn crib. Located behind the shed is a small, non-contributing shed with an open side on the west.

20. Built c. 1883, this building is architecturally significant as an outstanding example of a vernacular Queen Anne farmhouse. This historic farm property with its house, outbuildings, and surrounding four acres is historically significant as well as an important visual reminder of the town's agricultural heritage.

The Queen Anne was the dominant style of domestic architecture during the period of 1880 up to about 1910. The steeply pitched, cross-gabled roof, cross-plan, porch with delicate spindlework, cutaway bay, and overall picturesque massing are typical Queen Anne characteristics. Other than the installation

20. continued

of vinyl siding, the original design and craftsmanship of this house is largely intact. Should the synthetic siding be removed in the future and the original clapboard be repaired, that would enhance the architectural significance of this building.

According to the current owner, George R. Tobin, Jr., the house was built about 111 years old (c. 1883). Mr. Tobin noted that this was once a general farm which included the cultivation of fruit.

It has not been determined who built the house. In 1895 George W. Payne and Manley H. Payne acquired 50 acres of land in this area from Ferrin Speer (Liber 530 of Deeds, p. 393). The building first appears on the 1902 county map with 49.3 acres in the north part of lot 142 with the owner's name shown as Manley H. Payne. Liber 721 of Deeds, p. 342, shows that Manley H. and Amy Payne conveyed the property to George W. Payne in 1906. The 1924 county map shows George Payne as the owner of this 48-acre property which included two houses and one outbuilding. In 1933 George W. and Ella Payne conveyed the property to Frank J. Hart (Liber 1621 of Deeds, p. 348). In 1944 Hart conveyed the property to Walter Beach (Liber 2212 of Deeds, p. 35). Beach then sold the property to Kenneth H. and Eva M. Gray in 1946 (Liber 2344 of Deeds, p. 178). Around 1969, the Grays sold off much of the original acreage to the county to form the adjacent Greece Park. Current owners George R., Jr., & Janet H. Tobin acquired the house and remaining 4.0 acres from the Grays in 1978 (Liber 5426 of Deeds, p. 15).

The barn is an outstanding, intact example of an early-twentieth-century, gambrel-roofed bank barn with an attached concrete tile silo. By the late nineteenth century, gambrel-roofed barns became the dominant barn type in western New York, replacing the smaller, gable-roofed English barns. Increased crop production and the adoption of dairy farming led to the introduction of large gambrel-roofed barns. Most gambrel-roofed barns are balloon framed. The gambrel roof provided greater storage space and accommodated larger hay crops and farm machinery. This structure is also an example of a bank barn which is built into the slope of a hill resulting in upper and lower levels. Gambrel-roofed bank barns were practical for livestock farming by providing stalls in the basement with hay and grain storage above. Farmers could unload straw and hay on the upper floor and then pitch it down to the cows below.

20. continued

The attached silo is another important feature of this farm complex. Silos became common features on farms in western New York by the turn of the century. The earliest silos were of wooden stave construction, built much like a barrel. Clay tile silos such as the one on this farm and concrete silos became standard components of farms in the early twentieth century.

The contributing gable-roofed shed was designed with double doors to accommodate the entry of a wagon on the first floor. Part of the upper floor may have once been a corn crib based on the widely spaced boards on the north wall which provided air circulation necessary for the drying of corn.

Many of the town's agricultural buildings have been lost to development pressures, deterioration, abandonment, or fire. These structures are quickly vanishing from the landscape. Surviving farmhouses and agricultural structures such as those at 223 Elmgrove Road have become more rare and thus more significant within the context of the town's history.

21.

Assessment Records. Assessment Office, Town of Greece, NY.

Interview with owner, George R. Tobin, Jr. July 1994.

Map of Monroe County, N.Y. Philadelphia. PA: G.M. Hopkins, 1924.

Plat Book of Monroe County, New York. Philadelphia, PA: J.M. Lathrop & Co., 1902.

Rochester Suburban Directory for the Year 1938. Rochester, NY: Sampson & Murdock Co., 1937.

Wagner's Complete Survey of Monroe County, New York. Cincinnati, Ohio: A.C. Wagner Co., 1928.







